

PLANNING COMMISSION REPORT



MEETING DATE: September 1, 2004 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Turquoise & 108th St - 14-AB-2004**

REQUEST Request to consider the following:

1. Abandon 10 feet of road right-of-way, along 108th street.
2. Reserve a 10-foot wide by 30 foot long Public Utility Easement (PUE) along the most northerly portion of the road abandonment area.

Related Policies, References:

Case 12-LD-2004 approved a lot split of the larger 2 acre parcel at this location to create 2, 1 acre lots

OWNER Integrity Luxury Homes
480-657-0010

APPLICANT CONTACT Jerry Nowell
Integrity Luxury Homes
480-657-0010

LOCATION 10820 E Turquoise Ave

BACKGROUND

Background.

The 40-foot wide half street right-of-way along 108th Street in this area was dedicated in 1967. Since that time, abandonment has occurred for several properties along 108th Street located north of the site (See Land Map Attachment #4). The applicant requests similar abandonment along the subject site with the land being consolidated back into his existing 1+/- acre lot.

Zoning and Context.

The site is located at the northeast corner of Turquoise Avenue and 108th Street, south of Saddle Rock Ranch subdivision. The site is zoned Single-Family Residential (R1-43) District. Access to the property will be from Turquoise Avenue along the south side of the site as well as a proposed access from 108th Street. The site is surrounded by similar R1-43 District zoned properties on lot sizes generally in the 1 to 2 acre range.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This request is to abandon a 10 foot portion of 108th Street situated adjacent to the west side of the site to permit the applicant additional area to construct a new residence on the site. A 10 by 30 foot wide Public Utility Easement (PUE) will be dedicated along the northern portion of the abandonment area at the request of a utility company that has existing facilities in that area. The abandoned portion of roadway will be consolidated into the applicant's lot.



Key Issues.

- The abandonment of 108th St. from 40 to 30 feet of half street width is consistent with street width requirements and other abandonment that has occurred along 108th Street toward the north.
- Street right-of-way standards, property access and public utility easements are maintained with the abandonment.
- No objections have been received from neighbors on this proposal.
- No GLO easements are associated with this property.
- No public trails are required in this area.

Community Impact.

The abandonment of the 10 foot wide portion of road right-of-way should have no impact on the community, as the area is not needed as roadway and the remaining portion of right-of-way is sufficient to accommodate the required standard of roadway in this area. No direct roadway access exists to the site from the west side of 108th street and no adjacent property owners are impacted by the abandonment.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Trails and Open space.

No public trails are identified on this site on the City Trails Master Plan. (See Attachment #5)

Policy Implications.

The abandonment is consistent with the City's Streets Master Plan for this area. Access is provided from the remaining portion of 108th Street as well from Turquoise Avenue. No adverse comments have been received from neighbors.

Community Involvement.

Notice was mailed regarding the abandonment proposal to property owners within 300 feet of the site. The applicant received two (2) of the adjacent landowners who were in favor of the proposal. Staff has received no comments from citizens as a result of this case.

STAFF
RECOMMENDATION

Recommended Approach:

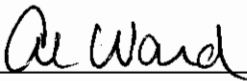
Staff recommends approval.

RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)

Planning and Development Services Department

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480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Land Map
- 4A. GLO Map
- 4B. Recent GLO Abandonment Cases in the East Shea Area
5. Area Trails Plan
6. Abandonment Area
7. City Notification Map

CASE 14-AB-2004

Department Issues Checklist

Transportation

☒ Support, the 10-foot abandonment will not affect the existing or proposed street requirements for this area.

Trails

☒ Support, no public trails are required in this area.

Adjacent Property Owner Notification

☒ Support, property owners within 300 feet have been contacted and no objections have been received.

Public Utilities

☒ Support, utility companies have been contacted including APS, Southwest Gas, Qwest and Cox support the abandonment. APS request the northern 10 by 30 ft. portion of the abandonment area be retained as a Public Utility Easement.

Emergency/Municipal Services

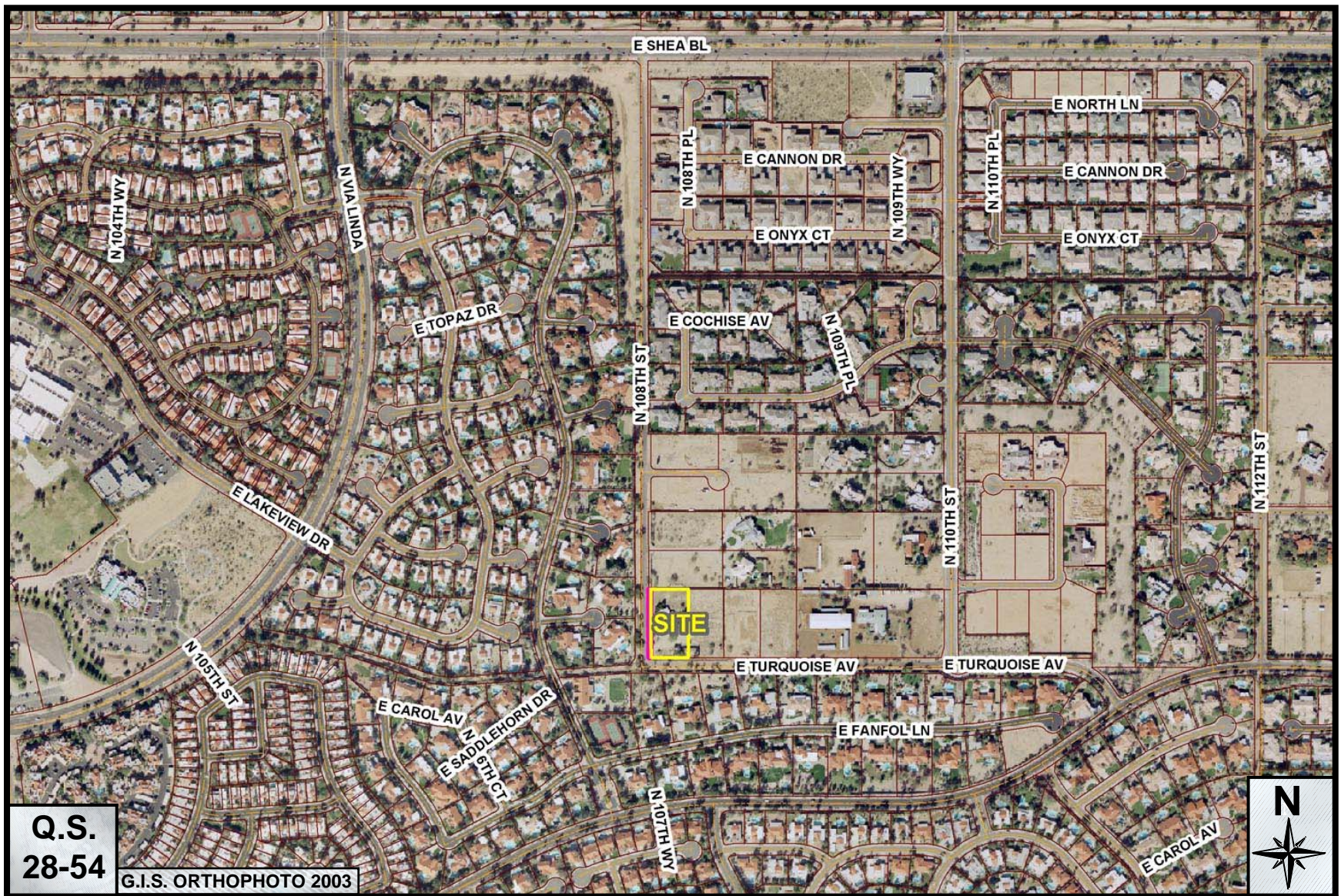
☒ Support the abandonment.

Water/Sewer Services

☒ Support, City Water Resources Dept. supports the abandonment.

Drainage

☒ Support the abandonment.



108th Street Abandonment

14-AB-2004

ATTACHMENT #2

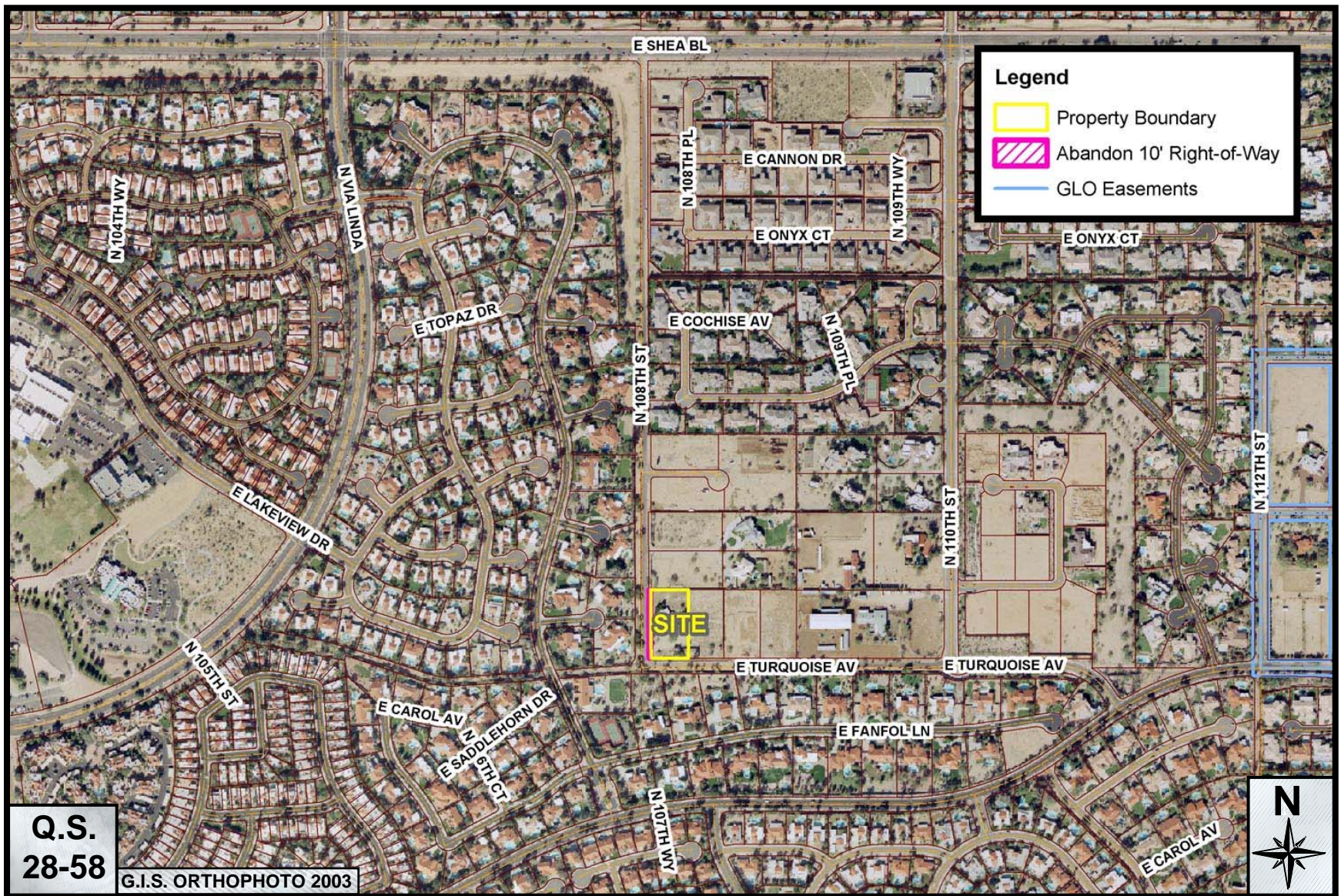


108th Street Abandonment

14-AB-2004

ATTACHMENT #3



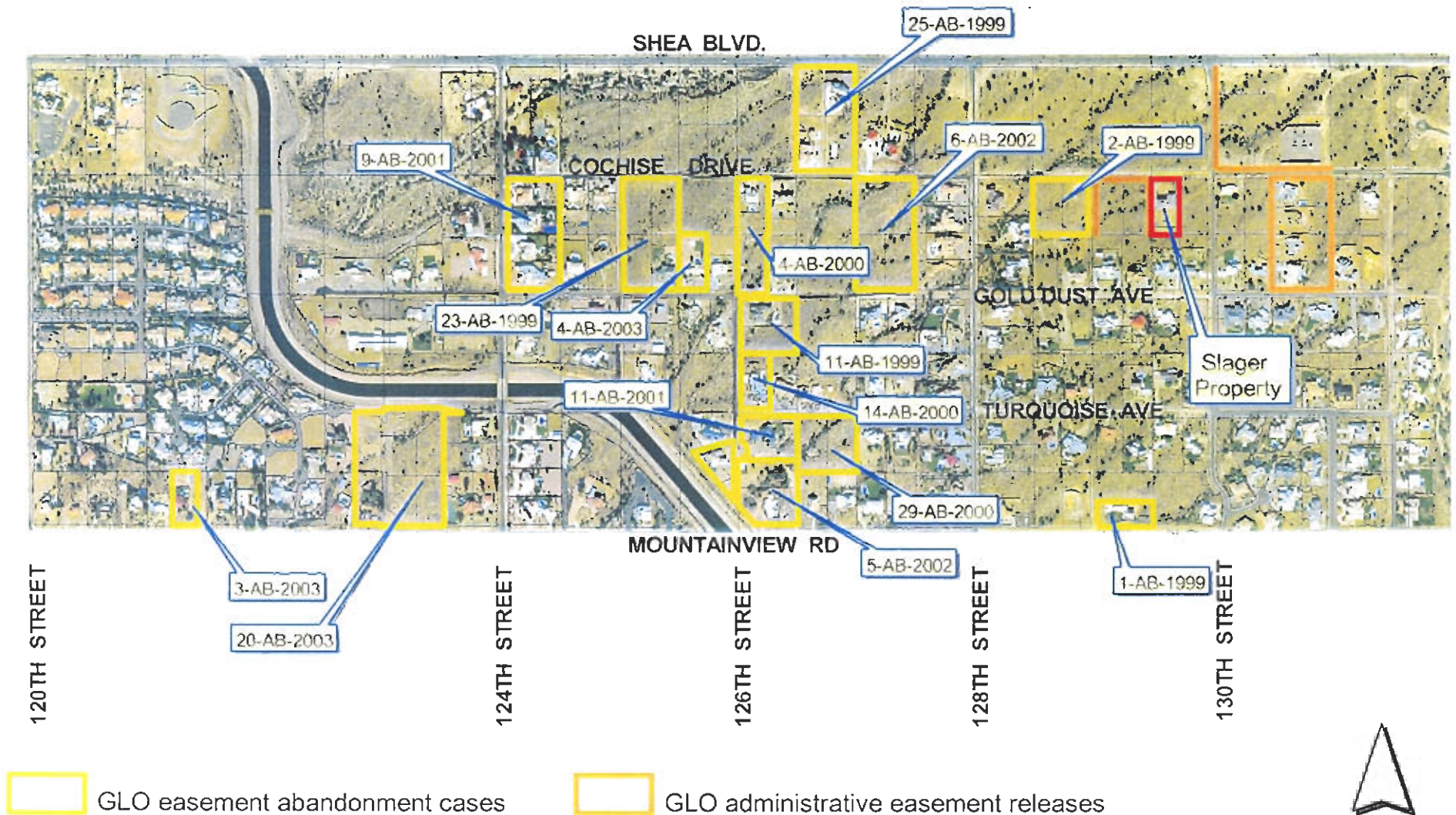


108th Street Abandonment

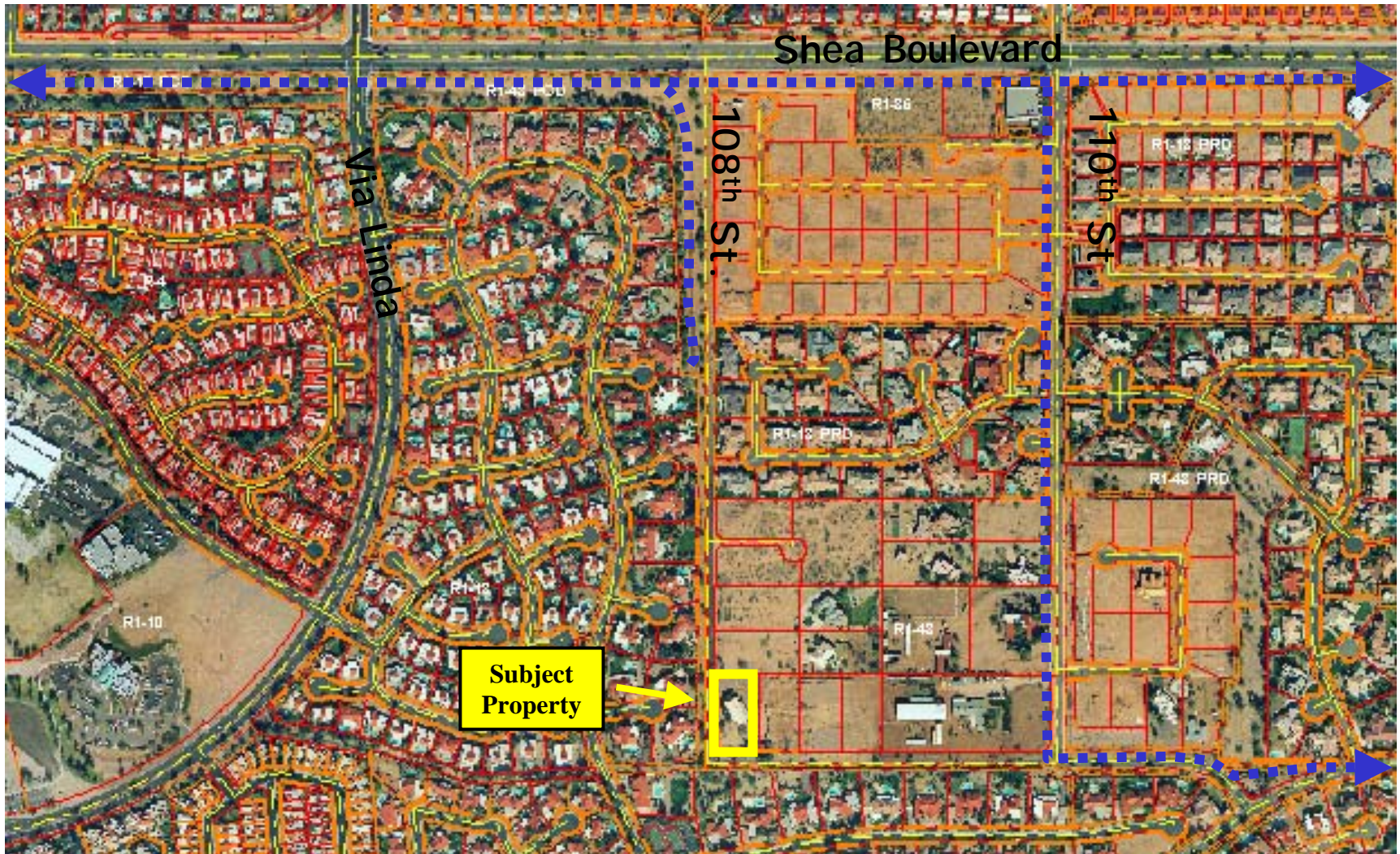
14-AB-2004

ATTACHMENT #4A

GLO Easement Abandonments 1999-2003



Master Planned Trails in the East Shea Area



Master Planned Trails

Not
to
Scale



ATTACHMENT #5

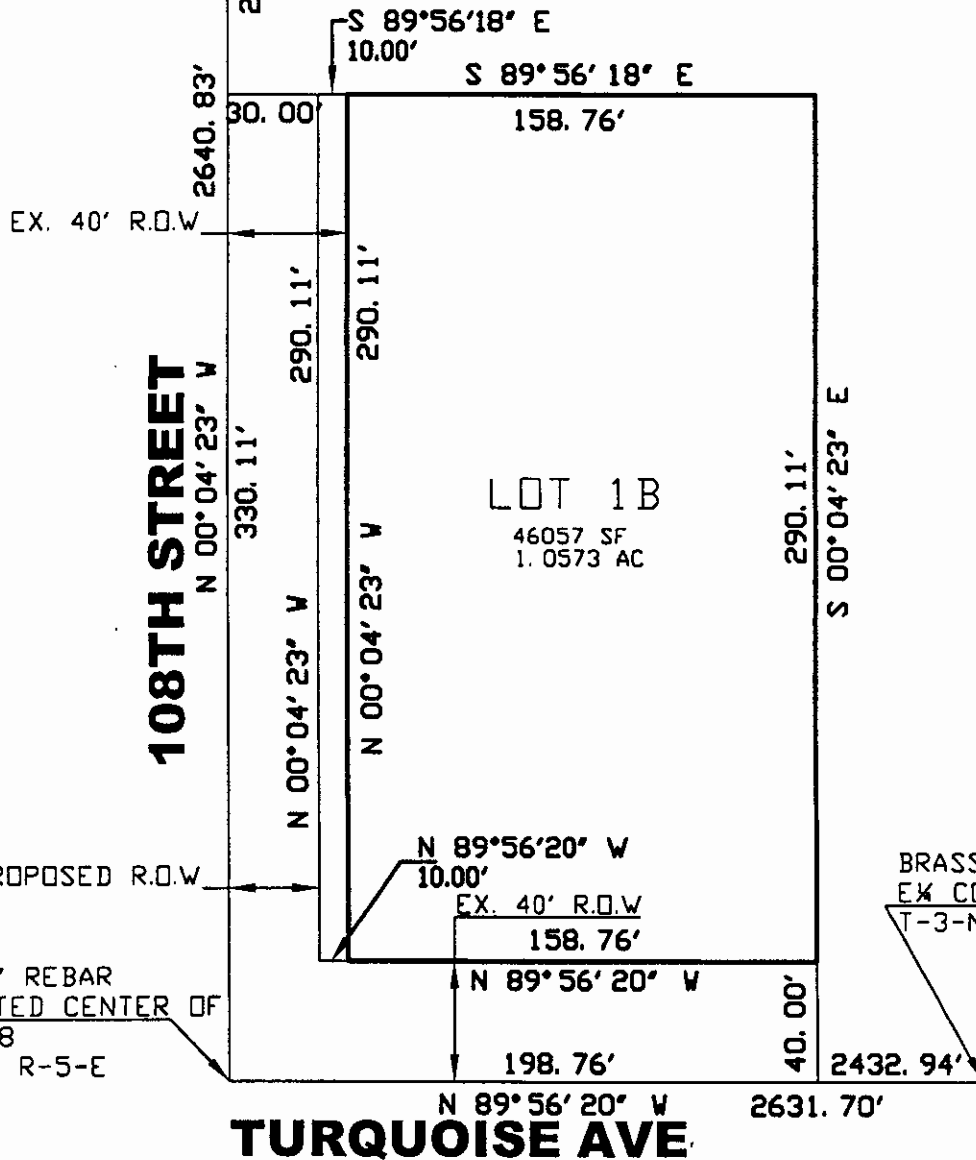
EXHIBIT "B"

SHEA BLVD.

BRASS CAP IN HANDHOLE
NK COR SEC. 28
T-3-N, R-5-E



NTS



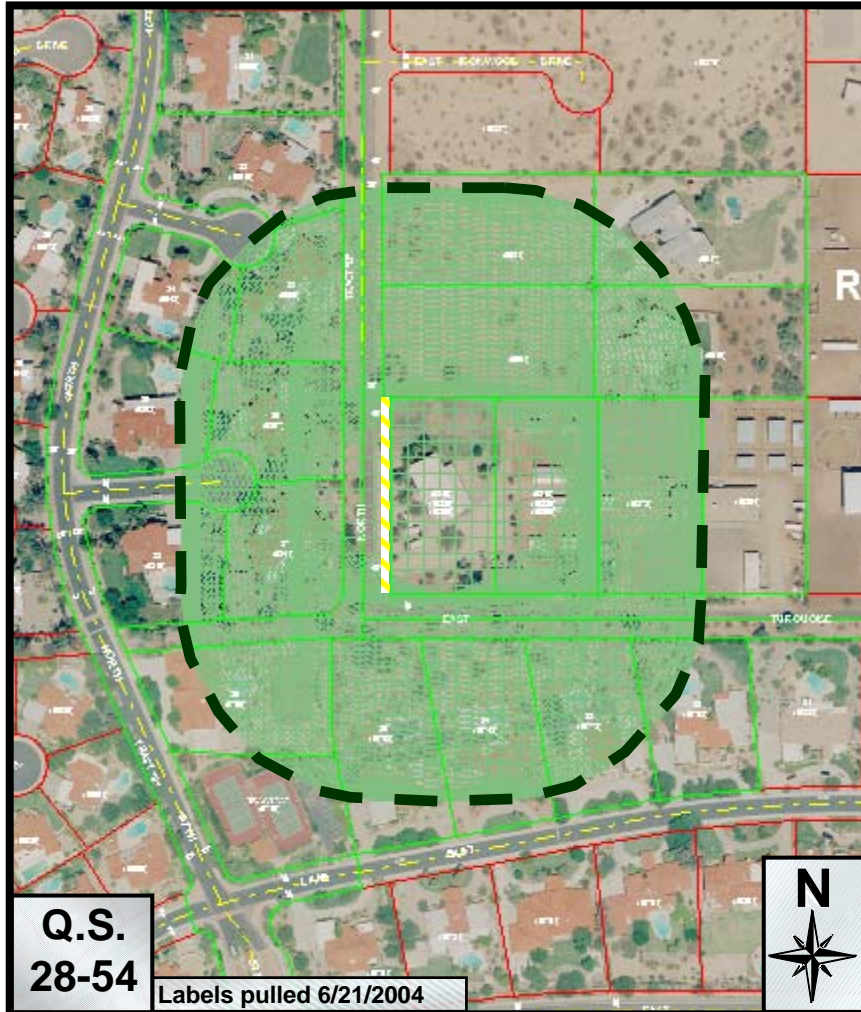
**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

**10' R.O.W. ABANDONMENT
10820 E. TURQUOISE AVE.**

JOB NUMBER	93108	DRAWING	EXH
DRAFTSMAN	CHECKED BY	DATE	4-15-04

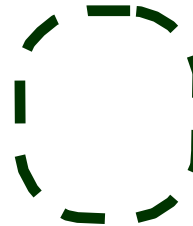
City Notifications – Mailing List Selection Map



Map Legend:



Area to be abandoned



Properties within 300-feet

Additional Notifications:

- Adjacent HOAs

Turquoise & 108th St

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ATTACHMENT #7